

# Market Value of Your Home



## The market value of your home *is not*:

1. What you have in it
2. What you need to get out of it
3. What it is appraised for
4. What you heard your neighbor's house sold for
5. What the tax office says it is worth
6. Based on memories and treasures
7. Based on the price of homes where you are moving

## As a seller you control:

1. The price you ask
2. Condition of the property
3. Access to the property

## Warning Signs

### 1. Agent elimination-

If agents are not previewing, or if they preview, but do not show it, they are eliminating your property.

### 2. Buyer elimination-

If your home is being shown with no results, buyers are finding better properties in your price range.

In either case, this is an indication that your home is not priced at current market value.

## The market value of your home *is*:

### What a buyer is willing to pay for the property - *today*

1. Based on today's market
2. Based on today's competition
3. Based on today's financing
4. Based on today's economic conditions
5. Based on the buyer's perception of the property condition
6. Based on location
7. Based on normal market time

## As a seller you **DO NOT** control:

1. Market Condition
2. The motivation of competition
3. Value (buyer's perception)



**First American Title™**

405.552.7701 | [www.firstam.com](http://www.firstam.com)